



3
 1.5
 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

A modern twist on period style architecture, this delightful 3 bedroom 1.5 bathroom Victorian style two-storey terrace is in a picture perfect row of laced bullnose verandahs on the edge of the action. Enjoying 2 paved courtyards, this easy care retreat features 2 inviting living areas, casual kitchen, an auto garage & 2nd car space (via lane). Near Village, train, tram & Racecourse.

Comparable Properties



4/35-37 Grange Rd CAULFIELD EAST 3145 (VG)

Agent Comments

3
 -
 -

Price: \$950,000

Method: Sale

Date: 20/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/49 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

3
 1
 2

Price: \$945,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: Unit



3/13 Neerim Rd CAULFIELD 3162 (REI/VG)

Agent Comments

3
 2
 2

Price: \$925,000

Method: Auction Sale

Date: 04/12/2016

Rooms: -

Property Type: Townhouse (Res)

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Huntly Street, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$950,000

Median sale price

Median price \$575,000

Unit X

Suburb Glen Huntly

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/35-37 Grange Rd CAULFIELD EAST 3145	\$950,000	20/02/2017
4/49 Coorigil Rd CARNEGIE 3163	\$945,000	20/05/2017
3/13 Neerim Rd CAULFIELD 3162	\$925,000	04/12/2016